sand Thirty-Eight and ollars (\$97,038.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC dl/b/a Shellpoint Mortgage Servicing, there will be sold at public outcry to the highest bidder for cash at the Gwinnett Country Courthouse, within the legal hours of sale on the first Tuesday in June, 2023, all property Deed including but not described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 36 OF THE 6TH DISTRICT, GWINMETT COUNTY, GEORGIA, BEING LOT 8, BLOCK A, WILSONE SUBDIVISION, UNIT

GIA, BEING LOT'S, BLOCK A, WILSONE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 11, PAGE 50, GWINNETT COUNTY, GEORGIA RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said legal description be-Said legal description being controlling, however the property is more commonly known as 2999
WILSONE PLACE,
SNELLVILLE, GA 30039. SNELLVILLE, GA 30039.
The indebtedness scured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold

Deed.
Said property will be sold
on an as-is basis without
any representation, warranty or recourse against
the above-named or the
undersigned. The sale the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an

authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is COURTNEY WHACK, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation that confirmation that conductive the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation that confirmation that confirmation that confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation that the sale is not prohibited under the confirmation that the sale is not prohibited under the confirmation that the sale is not prohibited under the confirmation that the sale is not prohibited under the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohibited to the confirmation that the sale is not prohi

U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security

Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattle Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING as Attorney in Fact for COURTNEY WHACK THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon

POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

Number: Telephone

(877) 813-0992 Case No. SHP-22-02458-2 rlselaw.com/property-1isting 5: 10,14,24,31,2023

## 5:10,14,24,31,2023 GDP1377 gpn11 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of

Under and by virtue of the Power of Sale con-tained in a Security Deed rianed in a Security Deed given by Lawrence Johnson and Kim L. Johnson to Mortgage Electronic Registration Systems, Inc. as nominee for Village Capital & Investment, LLC dated April 17, 2020 and recorded on April 29, 2020 in Deed Book 57435, Page 00507, Gwinnett Country, Georgia Records, and later assigned to U.S. Bank National Association not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 BKM-TT-V by Assignment of Security Deed recorded on February 18, 2022 in Deed Book 59706, Page 426, Gwinnett Country, Georgia Records Page 426, Gwinnert County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Ninety-Six Thousand Ninety-Four And 00/100 Dollars (\$196.094.00), with inter-And 00/100 Dollars (\$196,094.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for each before the court

the highest bidder for cash before the courthouse door of Gwinnert County, Georgia, within the legal hours of sale on June 6, 2023 the following described property:
All that tract or parcel of land lying and being in Land Lot 150 of the 5th District, of Gwinnett District, of Gwinnett County, Georgia, being Lot 25, Block G of Wa-verly Woods, Unit Three, as per plat thereof recorded in Plat Book 25, Page 224, Gwinnett Coun-ty, Georgia, records, which plat is incorporat-

Foreclosures

9075

9075

ed herein and made a part hereof be reference for a more detailed description.

Tax ID #: RS150 216
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to callect attorneys fees having been given).

Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for U.S. Bank National Association not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 BKM-TT-V, can be contacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess. the property, any assess the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the porties in possession of the property are Lawrence Johnson and Kim L Johnson or

and Kim L Johnson or tenant(s); and said prop-erty is more commonly known as 1098 Cherry known as 1098 Cherry Wood Drive, Lawrenceville, GA 30046. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

deed.
U.S. Bank National Association not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 BKM-TT-V as Attorney in Fact for Lawrence Johnson and Kim L. Johnson McMichael Taylor Gray,

LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA

30092 404-474-7149 MTG File No.: GA2022-00531 5:10,14,24,31,2023

GDP1378
gpn11
NOTICE OF FORECLOSURE SALE UNDER
POWER
GWINNETT COUNTY,

GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PUR-

USED FOR THAT PURPOSE.
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Doris M Tarsa
to Mortgage Electronic
Registration Systems,
Inc. as nominee for Embrace Home Loans, Inc.
dated January 27, 2017
and recorded on February 6, 2017 in Deed Book
54914, Page 00246, Gwinnett County, Georgia
Records, and later assigned to Embrace Home
Loans, Inc. by Assignment of Security Deed
recorded on July 16, 2020
in Deed Book 57654, Page
00109, Gwinnett County,
Georgia Records, conveying the after-described property to serial Georgia Records, conveying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of One Hundred Fifty-Five Thousand Six Hundred Seventy-Seven And 00/100 Dollars (\$155,677.00), with interest thereon as set forth therein, there will be sold at public outwill be sold at public outcry to the highest bidder
for cash before the courthouse door of Gwinnett
County, Georgia, within
the legal hours of sale on
June 6, 2023 the following
described property:
The following described
property:
All that tract or parcel of
land lying and being in
Land Lot 70 of the 7th
District, Gwinnett County, Georgia, being Lot 73,

District, Gwinnett Country, Georgia, being Lot 73, Block A, Keswick Subdivision, Unit 1, as per plat recorded in Plat Book 55, Page 300, Gwinnett Country Records, which said plat is incorporated herein by this reference and made a part of this description, being improved property. R7070 400

R7070 400
Title to the above described property conveyed to Dori R. Tarsa and Doris M. Tarsa from

and Doris M. Tarsa from Doris R. Tarsa by Quit Claim Deed dated April 17, 2006 and recorded May 1, 2006 in Book 46442, Page 373 or Instrument No. N/A. Tax ID #: R7070 400 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of made for the purpose of paying the same and all expenses of this sale, as

expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for Embrace Home Loans, Inc., can be servicer for Embrace Home Loans, Inc., can be contacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are

ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumporances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Security Deed first set out above.
To the best knowledge and belief of the undersigned, the parties in possession of the property are Doris M. Tarsa or tenant(s); and said property is more commonly known as 1780 Keswick Place Drive, aka 1780 Keswick Jumenceville, GA 30043.
The sale will be conducted subject (1) to confirmation that the sale is ed subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the learn with the

tus of the loan with the holder of the security deed. Embrace Home Loans, Inc. as Attorney in Fact

for Doris M Tarsa McMichael Taylor Gray, LLC 3550 Engineering Drive, 3330 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2023-00094 5:10,14,24,31,2023

Foreclosures

9075

GDP1379 GDP1379
gpn11
NOTICE OF FORECLOSURE SALE UNDER
POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
DETAINED WINER

ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-

Under and by virtue of the Power of Sale contained in a Security Deed given by Gina Brutus to Mortgage Electronic Registration Systems, Inc., as nominee for IndyMac Bank, F.S.B., a federally chartered savings bank dated August 31, 2006 and recorded on September 8, 2006 in Deed Book 46989, Page 638, Gwinnett County, Georgia Records, modi-Georgia Records, modi-fied by Loan Modificafied by Loan Modifica-tion recorded on October 20, 2020 in Deed Book 57976, Page 740, Gwinnett County, Georgia Records, and later as-signed to WILMINGTON SAVINGS FUND SOCI-ETY, FSB, not in its indi-vidual capacity but sole-ly as Owner Trustee of the Aspen Income Trust,

ly as Owner Trustee of the Aspen Income Trust, a Delaware statutory trust by Assignment of Security Deed recorded on September 17, 2021 in Deed Book 59193, Page 404, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of cure a Note in the original principal amount of Seventy-Nine Thousand Eight Hundred And 00/100 Dollars (\$79,800.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on June 6, 2023 the following described property:

June 6, 2023 the following described property: All that tract or parcel of land lying and being in Land Lot 273 of the 4th Land District of Gwinnett County, Georgia, being more particularly described as follows: Beginning at the intersection of the Easterly right-of-way of Gateview Drive (46 foot right-of-

right-of-way of Gateview Drive (46 foot right-of-way) and the Southerly right-of-way) of Knight Circle (80 foot right-of-way), said point being the POINT OF BEGIN-NING: THENCE along right-of-way of Knight Circle the following two courses and distances, North 88 degrees 55 minutes 39 seconds East for a distance of 29.05 feet to a 1/4 inch rebar;

utes 39 seconds East for a distance of 29.05 feet to a 1/4 inch rebar; THENCE North 88 degrees 32 minutes 37 seconds East for a distance of 100.01 feet to a 1/2 inch open top pipe; said point being the TRUE POINT OF BEGINNING.
THENCE along said right-of-way North 86 degrees 50 minutes 57 seconds East for a distance of 200.02 feet to a 3/4 inch rebar; THENCE leaving said right-of-way South 05 degrees 44 minutes 08 seconds West for a distance of 237.20 feet to a 3/4 inch rebar; THENCE South 12 degrees 56 minutes 08 seconds West for a distance of 122.29 feet to an iron pin set; THENCE South 52 degrees 19 minutes 09 seconds West for a distance of 122.29 feet to an iron pin set; THENCE North 58 degrees 52 minutes 20 seconds West for a distance of 143.02 feet to an iron pin set; THENCE North 58 degrees 52 minutes 20 seconds West for a distance of 143.02 feet to an iron pin set; THENCE North 05 degrees 37 minutes 56 seconds East for a distance of 315.98 feet to a 1/2 open top pipe on the right-of-way of

a distance of 315.98 feet to a 1/2 open top pipe on the right-of-way of Knight Circle; said point being the TRUE POINT OF BEGINNING. Said property contains 1.619 acres and is designated as tract two on a survey for Peome Lines.

nated as tract two on a survey for Bomac Investments, LLC and prepared by Apalachee Land Surveying, inc., dated February 16th, 2005.
Tax 1D #: R4273 021
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Mote and Security Deed.
The debt remaining in The debt remaining in default, this sale will be made for the purpose of made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Your mortgage servicer, FCI Lender Services, large as servicer for

Your mortgage servicer, FCI Lender Services, Inc., as servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Owner Trustee of the Aspen Income Trust, a Delaware statutory trust, can be contacted at 1-800, 31-2424 or by writing to P.O. Box 27370, Anaheim Hills, CA 92809, to discuss possible alternatives to avoid foreclosure. Said property will be sold to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property any assess.

survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the parties in possession of the property are Gina Brutus or tenant(s); and said property is more commonly erty is more commonly known as 1836 Knight Circle, Loganville, GA

30052. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

deed.
WILMINGTON SAVINGS
FUND SOCIETY, FSB,
not in its individual capacity but solely as Owner Trustee of the Aspen
Income Trust, a
Delaware statutory trust
as Attorney in Fact for
Gina Brutus
McMichael Taylor Gray,
I LLC 3550 Engineering Drive, Suite 260

Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2023-00110 5:10,14,24,31,2023

GDP1380 GDP1380
gpn11
STATE OF GEORGIA
COUNTY OF
GWINNETT
NOTICE OF SALE
UNDER POWER
Because of a default under the terms of the Security Deed executed by
Charlotte E. Dudley to

Wells Fargo Bank, N.A. dated July 31, 2012, and recorded in Deed Book 51547, Page 30, Gwinnett County Records, said Security Deed having been curity Deed having been last sold, assigned, transferred and conveyed to Specialized Loan Servicing LLC, securing a Note in the original principal amount of \$13,446.16, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to said indebtedness due and payable and, pursuant to said indebtedness due the proposition of said indebtedness due and payable and, pursuant said indebtedness due the of said indeptedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, June 6, 2023, during the legal hours of sale, before the Courthouse door in said County sall at public outer.

Foreclosures

nouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, towit:
The following described The following described property All that tract or parcel of land lying and being in Land Lot 49 of the 5th District of Gwinnett County, Georgia, being Lot 89, Block "E", Unit 5, The Landings at River Park Subdivision, as per plat thereof recorded in Plat Book 51, Page 17, Gwinnett County Records, which plat is incorporated herein by reference

corporated nerein by rererence
Said property is known
as 535 Clearwater PI,
Lawrenceville, GA 30044,
together with all fixtures
and personal property attached to and constituting a part of said property, if any.
Said property will be sold

thy, if any.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspecany indiffers which mighe disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

tributed as provided by law.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptyc Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of The Representative of the Estate of Charlotte E. Dudley, successor in interest or tenant(s). Specialized Loan Servicing LLC as Attorney-in-Fact for Charlotte E. Dudley File no. 23-079972

File no. 23-079972 LOGS LEGAL GROUP LLP\*

LOGS LEGAL GROUP
LLP\*
Attorneys and Counselors
of Law
211 Perimeter Center
Porkway, N.E., Suite 130
Atlanta, GA 30346
(770) 220-2535/iw
https://www.logs.com/
\*THE LAW FIRM IS
ACTING AS A DEBT
COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
5:10,14,24,31,2023

5:10,14,24,31,2023

GDP1415
gpn11
Notice of Sale Under
Power. State of Georgia,
County of GWINNETT.
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by SALIM S SHERMOHAMMED A MARRIED
PERSON to WELLS
FARGO BANK, N.A.,
dated 10/23/2009, and
Recorded on 11/04/2009 as
Book No. 49785 and Page
No. 0116, GWINNETT
County, Georgia records,
so last assigned to
WELLS FARGO BANK,
N.A. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date
in the original principal GDP1415 cure a Note of even date in the original principal amount of \$257,224.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in June, 2023, the following described property: ALL June, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 22 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 124, BLOCK B, BRIGHT WATER COUNTY OF THE COUN

BEING LOT 124, BLOCK B, BRIGHT WATER SUBDIVISION, PHASE V, AS PER PLAT BOOK 83, PAGES 144, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness gs and when due and in as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of in tent to collect attorneys fees having been given). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation as and when due and in

GO BANK, N.A., acting on behalf of and, as neessary, in consultation with WELLS FARGO BANK, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 62.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476. STATEVIEW BLVD, FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to O.C.G.A. § 44 14 162.2; the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 901 BLUE SKY RDGE, SNELLVILLE, GEORGIA 30078 is/are: SALIM S SHERMO-HAMMED A MARRIED PERSON or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accu-

yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments,

liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subiect to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial

Foreclosures

certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. as Attorney in Fact for SALIM SHERMOHAWMED A MARRIED PERSON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR THAT PUR-POSE. 00000009757659 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Ad-dison, Texas 75001 Tele-phone: (972) 341 5398. 5710,17,24,31,2023

GDP1422 GDP1422

gpn11

Notice of Sale Under
Power. State of Georgia.
County of GWINNETT.
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by
WILLIE HARRIS to
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
(MERS) AS NOMINEE
FOR HOMEOWNERS TION SYSTEMS, INC.
(MERS) AS NOMINEE
FOR HOMEOWNERS
FINANCIAL GROUP
USA, LLC, dated
05/10/2021, and Recorded
on 05/12/2021 as Book No.
58721 and Page No. 00411,
GWINNETT COUNTY,
Georgia records, as last
assigned to PENNYMAC
LOAN SERVICES, LLC
(the Secured Creditor),
by assignment, conveying the after described
property to secure a
Note of even date in the
original principal amount
of \$295,103.00, with interest at the rate specified
therein, there will be
sold by the undersigned
at public outcry to the
highest bidder for cash
at the GWINNETT County Courthouse within the
legal hours of sale on the
first Tuesday in June,
2023, the following described property: ALL
THACT TRACT OR PAR-

Scribed property: ALL
THAT TRACT OR PAR
CEL OF LAND LYING
AND BEING IN LAND
LOT 69 OF THE 5TH
DISTRICT, GWINNETT
COUNTY, GEORGIA,
BEING LOTS 65, BUILDING A, GLADSTONE
LANDING SUBDIVISION, AS PER PLAT
RECORDED IN PLAT
BOOK 145, PAGE 273
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED HEREIN BY
REFERENCE AND
MADE A PART OF THIS
DESCRIPTION. The
debt secured by said
Deed to Secure Debt has
been and is hereby declared due because of,
among other possible
events of default, failure
to pay the indebtedness
as and when due and in
the manner provided in
the manner provided in
the Note and Deed to Secure Debt. Because the
debt remains in default,
this sale will be made for
the purpose of paying the
same and all expenses of
this sale, as provided in
the Deed to Secure Debt
and by low, including attorneys fees (notice of intent to collect attorneys
fees having been given).
PENNYMAC LOAN
SERVICES, LLC holds
the duly endorsed Note
and is the current assignee of the Security
PENNYMAC
LOAN

Deed to the property.
PENNYMAC LOAN
SERVICES, LLC, acting
on behalf of and, as necessary, in consultation
with PENNYMAC LOAN
SERVICES, LLC (the
current investor on the
loan), is the entity with
the full authority to negotiate, amend, and modify
all terms of the loan.
Pursuant to O.C. GA. § 44
14 162.2, PENNYMAC
LOAN SERVICES, LLC
may be contacted at:
PENNYMAC LOAN
SERVICES, LLC, 3043
TOWNSGATE ROAD,
SUITE 200, WESTLAKE
VILLAGE, CA 91361, 866
549 3883. Please note
that, pursuant to
O.C.G.A. § 4414 162.2, the
secured creditor is not

secured creditor is required to amend required to amend or modify the terms of the loan. To the best knowl-edge and belief of the un-dersigned, the party/par-ties in possession of the subject property known as 1849 PARK LAND LN, SNELLVILLE, GEOR-GIA 30078 is/are: WILLIE HARRIS or ten-ant/tenants. Said proper-WILLIE HARRIS or tenanthenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out dove, including, but not limited to, assesments, liens, encumbrances, zoning

to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not GDP1425
gpn11
TS # 2023-05151-GA
Notice Of Sale Under
Power
Georgia, Gwinnett County Under and by virtue of
the Power of Sale contained in that certain Security Dead given by Anthony Staples, a Married
Man as Sole Owner to
Mortgage Electronic
Registration Systems,
Inc., as Grantor, as nominee for Semper Home
Loans, Inc., a Rhode Island Corporation, its successors and assigns, dated 35/2014, and recorded
on 3/11/2014, in Instrument No.: 0017231, Deed
Book 52816, Page 0858,
Gwinnett County, Georgia records, as last assignment recorded on
7/1/2018 in Deed Book
55979, Page 0293, conveying the after-described
property to secure a
Note in the original principal amount of
\$235.653.00, with interest
thereon as provided for
therein, there will be
sold at public outcry to
the highest bidder for
cash before the Courthouse door of Gwinnett
County, Georgia, within
the legal hours of sale on
6/6/2023, the following decercibed property: All Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Aftorney in Fact for WILLIE HARRIS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009769837 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 4398.

5/10,17,24,31,2023

GDP1424
gpn11
Notice of Sale Under
Power. State of Georgia,
County of GWINNETT.
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by V
RENEE WRIGHT to
FIRST FRANKLIN FINANCIAL CORP., SUBSIDIARY OF NATIONAL
CITY BANK OF INDIANA A dated 06/22/2004,
and Recorded on
07/12/2004 as Book No.
39016 and Page No. 84,
GWINNETT County, GDP1424

Georgia records, as last assigned to WILMING-TON TRUST, NATION-AL ASSOCIATION, NOT dssigned to William and the second of the se

Foreclosures

GWINNETT COUNTY RECORDS. SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE AND BETTY KNOWN AS 289 SWEETBRIAR WALK, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of poying the same and all expenses of this sale, as provided in the Deed to Secure Debt Secure Debt sale so provided in the purpose of poying the same and all expenses of this sale, as provided in the Deed to Secure Debt same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including at forneys fees (notice of intent to collect attorneys fees flowing been given). WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUST 2016 1 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. FAY SERVICING LLC, acting on behalf of and, as necessary, in consultation with

in consultation with WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2016 1 (the current investor on the folloan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, FAY SERVICING LLC may be contacted at: FAY SERVICING LLC May be contacted at: FAY SERVICING LLC, 425 S. FINANCIAL PLACE, SUITE 2000, CHICAGO, IL 60605, 800 495 7166. Please note that, pursuant to O.C.G.A. § 44 14 162.2; the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the partylories in possession of the subject property known as 2989 SWEETBRIAR WALK, SNELLVILLE, GEORGIA 30039 is/are: V RENEE WRIGHT or the contact of the con

Gdp1530
gpn11
NOTICE OF SALE UNDER POWER
TS# 23-001653
Under and by virtue of the power of sale contained with that certain Security Deed dated June 15, 2012, from Lewis Mitchell and Karen Tudor-Mitchell to JPMorgan Chase Bank, N.A., recorded on June 27, 2012 in Deed Book 51456 at Page 0337 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC by Assignment and said Security Deed having been given to secure a note dated June 15, 2012, in the amount of \$191,563.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courhouse of Gwinnett County, Georgia, on July 5, 2023 the following described real property (hereinafter referred Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the real property (hereinafter referred to as the tion and audit of the sta-tus of the loan with the holder of the security deed. Pursuant to OCGA. Section 9 13 holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure decuments may not

referred to as the advot. Property aguot. The AULTHAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 181 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING IN LAND LOT 181 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 11, BLOCK A OF MCCART PLACE, UNIT ONE AS PER PLAT RECORDED IN PLAT BOOK 104, PAGE 188, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF THE GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF DEAT HEREOF THE GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF DEAT HEREOF THE GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF DEAT HEREOF THE GEORGIA RECORDS WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF THE GEORGIA RECORDS HEREOF THE MEDICAL PROPERTY OF LAND HEREOF THE MEDICAL PROPERTY OF LEWIS MITCHELL AND HEREOF THE MEDICAL PROPERTY OF LAND HEREOF THE MEDICAL PROPERTY OF LAND HEREOF THE STATE OF THE MEDICAL PROPERTY OF LAND HEREOF THE STATE OF THE MEDICAL PROPERTY OF LAND HEREOF THE STATE OF THE MEDICAL PROPERTY OF LAND HEREOF THE STATE OF THE MEDICAL PROPERTY OF LAND HEREOF THE STATE OF THE MEDICAL PROPERTY OF LAND HEREOF THE STATE OF THE MEDICAL PART OF THE STATE OF THE STATE OF THE MEDICAL PART OF THE STATE OF THE STATE OF THE MEDICAL PART OF THE STATE OF Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WILMING-TON TRUST, NATION-AL ASSOCIATION, NOT IN ITS INDIVIDUAL CA-PACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2016 1 as Attorney in Fact for V RENEE WRIGHT. THIS LAW FIRM IS ACTING AS A DEBT COLLECT OR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BUSED FOR THAT PURPOSE. 00000008023236 BARRETT DAFFIN RAPPIER TURNER & ENGEL, LLP 4004 Bettine Pool Suite 100 Ad-ENGEL, LLP 4004 Belt Line Road, Suite 100 Ad-

dison, Texas 75001 Tele-phone: (972) 341 5398.

5/10,17,24,31,2023

nne legal nours of sale on 6/6/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 169 Of The 5th District, Gwinnett County, Georgia, Being Lot 178, Block A, Of Wheatfields Reserve FKA Wheatfields Crossing Subdivision, Unit 2, Phase 1, As Per Plat Recorded In Plat Book 112, Pages 212-214, And Revised In Plat Book 112, Pages 212-214, And Revised In Plat Book 115, Pages 129-131, Gwinnett County, Georgia Records, Which Plat Is Incorporated Herein And Made A Part Hereof By

record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate amend or the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mort-gage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd. Coppell, 75019, 888-480-2432. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Nationstar Mortgage LLC as Attorney in Fact for Lewis Mitchell 100 Galleria Parkway, Suite 960 Albertelli Law Attorney for Lewis Mitchell 100 Galleria Parkway, Suite 960 Albertelli Cas Attorney in Fact for Lewis Mitchell 100 Galleria Parkway, Suite 960 Albertelli Cas Attorney in Fact for Lewis Mitchell 100 Galleria Parkway, Suite 960 Albertelli Cas Attorney in Fact for Lewis Mitchell 100 Galleria Parkway, Suite 960 Albertelli Cas Attorney in Fact for Lewis Mitchell 100 Galleria Parkway, Suite 960 ABDEST COLLECTOR ATTEMPTING TO COLLECT A. DEBT. ANY INFORMA

A DEBT. ANY INFORMA-

Foreclosures 9075 Foreclosures TION OBTAINED WILL BE USED FOR THAT PURPOSE. A- 4784107 05/24/2023, 05/31/2023, 06/07/2023, 06/14/2023, This Reference Said Property Being Known As 147 Cypress Cove Court According To The Court According To The Present System Of Numbering Houses In Gwinnett County, Georgia. Said property is commonly known as 147 Cypress Cove Court Grayson, GA 30017 The indebtedness secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, faillure to pay the indebtedness

5/24,31,6/7,14,21,28,2023

NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from BRANDI SMALL-WOOD to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC. AS GRANTEE, AS NOMINEE FOR CROSS-COUNTRY MORTGAGE, LLC, dated July 8, 2020, recorded July 15, 2020, in Deed Book 57651, Page 00070, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Ninty-Four Thousand Five Hundred Sixty-Six and Ovinous (\$294,566.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to CrossCountry Mortgage, LLC, there will be sold at public outry to the highest bidder for cash at the Gwinnett Country Courthouse, within the legal hours of sale on the first Wednesday in July, 2023, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCE LOF LAND LYING AND BEING IN LAND LOT 51 OF THE STH COUNTY, GEORGIA, BEING LOT 6, S BLOCK A, SARATO GA S SPRINGS SUBDIVISION, UNIT ONE AS SHOWN ON PLAT RECORDED IN PLAT BECORDED IN PLAT BECORDES

BOUK 4/, PAGE 29,
GWINNETT COUNTY
RECORDS, WHICH
PLAT IS INCRPORATED HEREIN BY REFERENCE. SAID PROPERTY BEING KNOWN
AS 203 PATTERSON
ROAD, ACCORDING TO
THE PRESENT SYSTEM OF NUMBERING
PROPERTY
GWINETT COUNTY,
GEORGIA; BEING THE
SAME PROPERTY
CONVEYED IN DEED
RECORDED IN DEED
BOOK 11894, PAGE 226,
AFORESAID RECORDS.
Said legal description being controlling, however
the property is more
commonly known as 203
PATTERSON
RD,
LAWRENCEVILLE, GA
30044.
The indebtedness se-

to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees (notice of intent to collect attorneys' fees (notice of intent to collect attorneys' fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention. Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the security instrument. Said property will be sold subject to any outstanding at valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Anthony Staples or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the power of sole granted in the aforementioned security being freedom or other lien not extinguished by foreclosure. The sale is not prohibited under the power of sole granted in the aforementioned security being freedom for the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is not prohibited under the power of sole granted in the aforementioned security being freedom for the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is not prohibited under the power of sole granted in th

Gdp1530

PATTERSON RD,
LAWRENCEVILLE, GA
30044. The indebtedness secured by said Security
Deed has been and is
bereby declared due because of default under
the terms of said Security Deed. The indebtedness remaining in default, this sale will be
made for the purpose of
paying the same, all expenses of the sale, including attorneys fees
(notice to collect same
having been given) and
all other payments provided for under the
terms of the Security
Deed.
Said property will be sold
on an as-is basis without
any representation, waranty or recourse against
the above-named or the
undersigned. The sale
will also be subject to the

the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning

ty; all zoning ordinances; assessments; liens; enassessments; liens; en-cumbrances; restric-tions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is BRANDI SMALLWOOD, or ten-ants(s).

SMALLWOOD, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

tus of the loan with the holder of the Security Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Cross-Country Mortgage, LLC, Loss Mitigation Dept., 1 Corporate Drive Ste 360, Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
CROSSCOUNTRY MORTGAGE, LLC as Attorney in Fact for BRANDI SMALLWOOD THE BELOW LAW

BRANDI SMALLWOOD
THE BELOW LAW
FIRM MAY BE HELD
TO BE ACTING AS A
DEBT COLLECTOR,
UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Attorney Contact: Rubin Attorney Contact: Rubin

Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA Pedcinical 30071
Telephone Number: (877) 813-0992 Case No. DCCM-23-02263-1 rlselaw.com/property-

5:24;6:7,14,21,28,2023

GDP1769

GDP1769
gpn11
NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from WHITE TOUSSAINT to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS,
INC., AS GRANTEE, AS
NOMINEE FOR NATIONS DIRECT MORTGAGE, LLC DBA MOTIVE LENDING, dated
August 18, 2016, in Deed
Book 54519, Page 524,
Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of
even date in the original
principal amount of One even date in the original principal amount of One Hundred Twenty-Seven Thousand Five Hundred Forty-Six and 00/100 dollars (\$127,546.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nations Direct Mortagge. and transferred to Na-tions Direct Mortgage, LLC, there will be sold at public outcry to the high-est bidder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Wednesday in July, 2023. all property described in said Security Deed in9075 cluding but not limited to the following described

Foreclosures

the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYLOT 24 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING IN LAND LYLOT 24 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 18, BLOCK A, WESTHEIMER SUBDIVISION, PER PLAT RECORDED IN PLAT BOOK 36 PAGE 85, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.
Said legal description being controlling, however the property is more commonly known as 5123 CONTRELL COURT, STONE MOUNTAIN, GA 30087.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of poying the same, all expenses of the sale, including attorneys fees (notice to collect same)

having been given) and all other payments provided for under the terms of the Security

retains of the Security Deed.
Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning all ordinances:

assessments; liens; encumbrances; restricassessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is WHITE TOU.
SSAINT, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

Tus of the loan With Individual Poed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Nations Direct Mortgage, Loss Mitigation Dept., 1 Corporate Drive Suite 360, Loke Zurich, IL 60047, Telephone Number: 1-866-397-5370. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

NATIONS DIRECT MORTGAGE, LLC

as Attorney in Fact for WHITE TOUSSAINT
THE BELOW LAW FIRM MAY BE HELD
TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION
TAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon

RUSE. Attornev Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA

30071
Telephone Number:
(877) 813-0992 Case No.
DNDM-22-00299-2
rlselaw.com/propertylisting
5:24;6:7,14,21,28,2023

GDP1800

GDP1800
gpn11
NOTICE OF
FORECLOSURE SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE.

ANY INFORMATION AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Christopher Clark and Angela Clark to Mortgage Electronic Registration Systems, Inc., as nominee for Bank of England dated March 9, 2018 and recorded on March 14, 2018 in Deed Book 55756, Page 156, Gwinnett County, Georgia Records, and later assigned to U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V by Assignment of Security Deed recorded on August 31, 2022 in Deed Book 60175, Page 856, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal mount of Two Hundred Thirty-Four Thousand Six Hundred Seventy-One And 00/100 Dollars (2324,671.00), with interest thereon as set forth therein, there will be sold at public outery to teash before the courtsold of public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on July 5, 2023 the following described property:
All that tract or parcel of land lying and being in Land Lot 223 of the 7th District of Gwinnett

Land Lof 223 of the 7th District of Gwinnett County, Georgia, being Lot 52, Block A, Hamilton Ridge Subdivision, as per plat recorded in Plat Book 96, Page 134-135 and revised Plat recorded in Book 97, Pages 18-19, revised Plat in Book 104, Pages 205-206, revised Plat recorded in Book 106, Pages 89-90, in the Office of the Clerk, Superior Court, Gwinnett County, Georgia; the description of said lot as shown on said plat is scription of said lot as shown on said plat is hereby incorporated herein by this reference and made a part thereof. Property Address: 3501 Bogan Mill Road, Buford GA 30519 Tax ID #: R7223 397 The debt secured by said

GA 30519

Tax ID #: R7223 397

The debt secured by said security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for U.S. Bank National Association, pat 19 Jan 19

but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V, can be contacted at 888-504-7200 or by writing to 15480 La-guna Canyon Road, Suite 100, Irvine, CA 92618, to